

Monday, November 14, 2022 – 9:00am

Hernando County Planning and Zoning Commission Meeting

John Law Ayers County Commission Chambers
Hernando County Court Government Center
20 North Main Street, Room 160
Brooksville, FL

Good Morning to the ^{Commissioners} Board and representative(s) of Downtown Development Partners, LLC.

- Intro: Resident of Regency Oaks Subdivision / Rt. 19 and Breakwater Blvd.
 - File #: **H-22-28**
 - Issue: ^{Here to oppose} The rezoning from single home to commercial property proximity
1. My family and many home owners are 2nd generation residents of Regency Oaks. The community appealed to my parents because of its' secluded location without being a gated community, and they built our home in 1996.
 2. We have serious concerns for future of the community, with the plan to rezone, ~~without the consent or concerns of the tax-paying and voting residents of Regency Oaks, from single family to commercial property.~~
 3. Commercial entities have already encroached on the community of Regency Oaks, which you are probably aware due to the proximity of your offices to our community, ~~to the point of impacting quality of life and safety issues.~~
 4. Areas of concern include: 1. Heightened traffic on Breakwater, and Frontage, which is the cross street for business access. 2. The woods act as a sound barrier, reducing traffic noise and visibility from Rt.19, and (3) The commercial properties would be less than a football field away. The lighting needed to cover the stores and parking 228 parking space area would intrude on homes and possibly cause sleeping issues for many residents.

SUBMITTED P#2 11/14/22 H2228

5. Entering Regency Oaks has become a game of chance as drivers crossing Frontage often don't always acknowledge the Stop signs. Breakwater to Lakewood Plaza is congested daily by patrons of Starbucks blocking one of the two lanes on Frontage. There have also been a number of serious accidents, with fatalities, at the Commercial Way and Breakwater intersection.
6. Commercial business coming into the community, in addition to increasing residential access congestion, will introduce more non-residents into the sub-division, introducing a heightened security issue. We would have no control over the type of businesses or clientele that would patronize the building so close to our homes. There is only one way in and one way out, and it is almost guaranteed that people will enter the community looking for a rear exit because they missed the No Exit sign.
7. An additional access road was added on Frontage near the Dollar Tree and the gas station BUT, as Regency Oaks is on the southbound side, drivers needing to go north often exit onto Breakwater in order to make a left onto Rt.19 rather than chance exiting the Merit station and swinging into the far left lane to make a u-turn.
8. Our community has a large number of senior and recreational walkers, bike riders and dog-walkers and teens that need our community to remain pedestrian friendly. In addition, added traffic would, undoubtedly, have an effect on school bus and emergency vehicle access, which is important due to the large number of older residents.
9. This re-zoning will also compromise our **property value**. (I'm aware that you are contractor/builders, but *PLEASE* don't say it wouldn't . Buyers are more inclined to purchase a home they can access with the least amount of difficulty.)

(*Imagine a Walmart moving into **your** quiet backyard or neighborhood and **you** suddenly having to jockey with miscellaneous drivers just to get into your street or community safely.)

10. There are a number of empty business buildings, and vacant properties available with extensive acreage that could be utilized without encroaching on residential communities.

11. Suggested locations that would not impact homeowners and offer safer entrance and exit points are, for example:

- a. Kass Circle, near St. Vincent DePaul Thrift Store which had 2 access points from Spring Hill Dr. and there is property for sale on both sides of the street.
- b. Property south of the Walgreens on Lake in the Woods Dr. and Rt. 19, to Tarken (?) and after Pizza Hut, all the way to the Shell gas station.
- c. Property on the north side of Rt. 19 between Spring Hill Dr. and Mc Donalds.
- d. Property north of Cortez/Rt. 50 beyond Hardee's on either side of Rt. 19, just to name a few.

IN CONCLUSION , , ,

We, the residents of Regency Oaks, are feeling squeezed and potentially trapped, so we implore the Downtown Development Partners and Zoning board members who are considering this re-zoning to PLEASE ... reconsider the impact this decision will have on the lives and wellbeing of the residents of Regency Oaks, and to consider a less congested location that would offer the Downtown Development Partners the acreage, access, visibility and safety desired for their own customer appeal and financial success.

Thank you for your time.

CHRISTOPHER A WRIGHT
7232 STAGHORN Dr.
SPRING HILL FL. 34607
RE-ZONING IN REGENCY OAKS
MONDAY NOV.14TH 2022

A very good morning to the members of the Board.

In 2004 while searching for the best places to retire in Florida Weeki Wachee was number one, after checking the Hernando County website and what the County offered, we decided to move here.

The realtor we got in touch with on Spring Hill Drive, took us around to see the homes listed and suitable for our needs, one day we were in Kissimmee when he called to say he had found us a house.

After arriving at his office, he brought us to Staghorn Drive and we were very impressed with what we saw. Turning into Breakwater Blvd. and seeing Home Depot, and as a DIY person, I was very excited. That excitement grew as we entered the house for the showing, after checking every room and looking around we decided to make it our home.

The past seventeen (17) years and three (3) months have been and joy and comfort for us because we love everything about Regency Oaks.

We also love the property which is the topic of the proposal for re-zoning, and the property opposite as they offer a buffer between the Regency Oaks and US19, minimizing the noise level for residents.

SUBMITTED P&Z 11/14/22 Habas

Many who walk and ride the streets feel very safe even as there are no sidewalks, they know the residents who drive in or out will yield to them as they walk on the curbs.

The number of Storage facilities built in Hernando County indicates growth in the County as many relocate here, Regency Oaks has benefitted from this growth as we welcome new residents. This has resulted in an increase of children who walk, ride, and play in the area. With no sidewalks and awaiting their pickup intersections for the school buses, with increased traffic they will be in great danger.

Regency Oaks has only one entrance IN and OUT, and it would be a disaster if someone gets injured by a car and we must wait until the road clears after an investigation is completed, what must we do to get in or out to run an errand?

There are many seniors who don't drive and very often will use shopping carts to bring their purchases home and leave them by the clubhouse, or further into Breakwater Blvd. some consideration must be given to them.

Every day brings a flow of delivery vehicles into Regency Oaks, Fedex, Amazon, UPS, The Postal Service, Door dash, Spectrum, Contractors, and Repairmen, most recently Kroeger has been making deliveries, also the Garbage trucks making their scheduled pickups. What will happen if heavy duty construction equipment moves on the site?

The proximity of many resources necessary for survival, stores, banks, restaurants, hardware stores, hospitals and medical facilities attracted us.

With the proposed re-zoning, which will bring additional traffic, the loss of foliage by removing trees which provides the needed air quality for our survival, and the impact on homes and the environment, will be disastrous to all who live in Regency Oaks.

I'm rendering this objection and urge you all, PLEASE! PLEASE! On behalf of the Regency Oaks Community, do not to take the action of Re-zoning this property.

THANK YOU.

H2228

To: Hernando County Planning and Zoning Commission
From: Anne O'Dell, 5038 Heavenly Ct., Spring Hill FL, 34607
November 14, 2022
Re: H-22-28

My name is Anne O'Dell and I live at 5038 Heavenly Court in Regency Oaks. Thank you for the opportunity to comment. Please include my comments in the record of this meeting.

When my father, a World War II veteran, had our family home built in Regency Oaks in 1990, they were moving into a new development that was primarily occupied by retirees. There were one and two cars per home.

In 1990 the population of Spring Hill was about 31,000.

Since many of the Greatest Generation have now passed, Regency Oaks has "turned over", in real estate parlance. There are now many families with young children living in our midst. There are now three, four, even five cars per home. They are parked on the grass and on the street. There are more trips in and out of Breakwater Blvd due to this.

The 2020 Census puts the population of Spring Hill at 113,568!

My concern is for the safety of our residents. Adding two commercial buildings, 228 parking spaces, and the associated traffic this will generate will add tremendous risk to the families of Regency Oaks who must use Breakwater Blvd to travel to and from their homes. The existing traffic from the businesses on Frontage Road is already difficult to negotiate.

At least one family has already lost their lives at the intersection of Breakwater and Commercial Way.

I'm a motorcyclist. There are a couple dozen of us in Regency Oaks. Increased traffic is especially risky for us.

We don't want a second entrance as that will cause thru traffic and more serious issues for our neighborhood.

What Spring Hill needs is more single family units - not more restaurants, and not more commercial space, when much of the commercial space that exists nearby sits vacant.

I urge this Commission to reject Downtown Development Partners' proposed commercial complex, and keep the single family zoning. It will generate far less traffic.

Thank you.

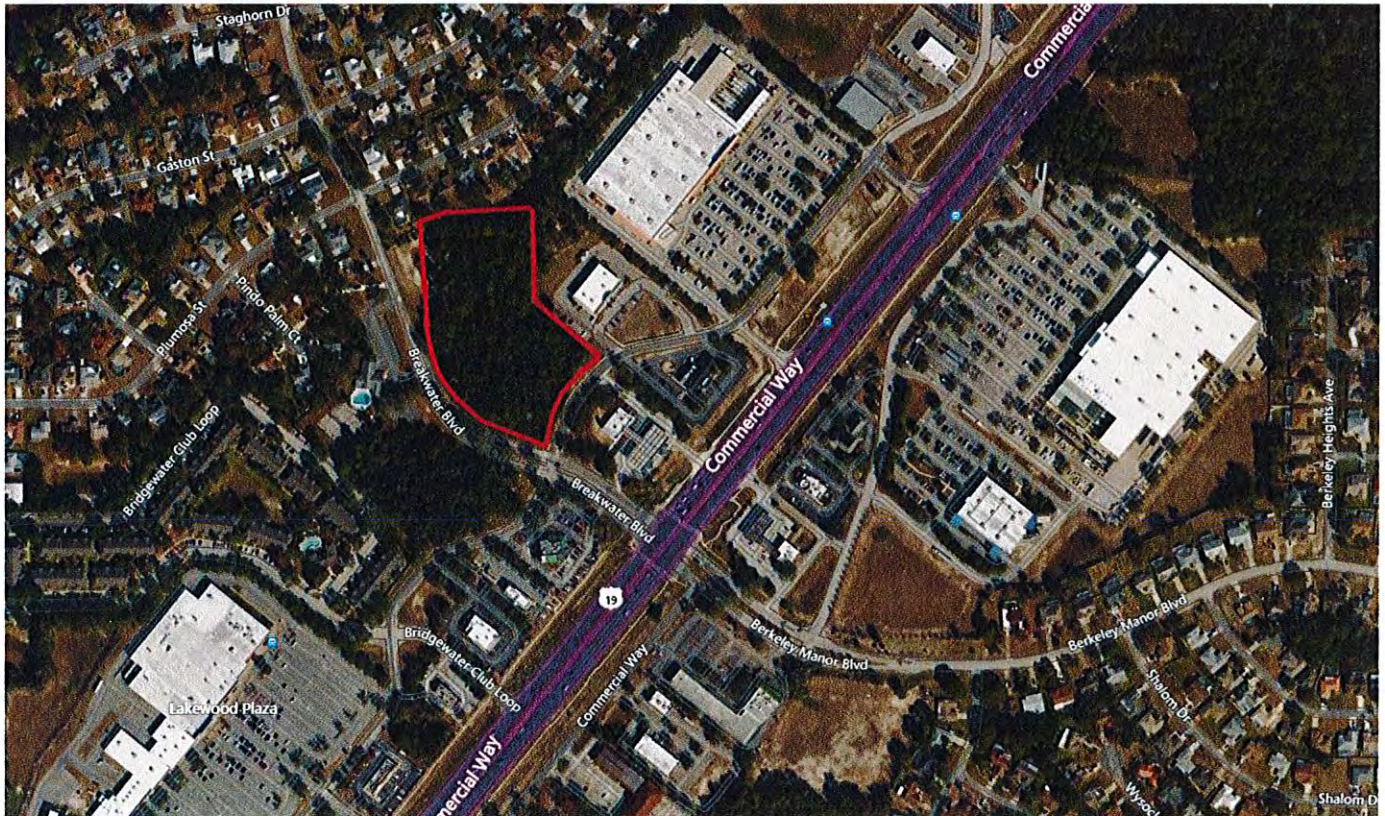
SUBMITTED PIZ 11/14/22 H2228

5.4± Acres Commercial Land

For Sale or Built to Suit
Breakwater Blvd, Spring Hill, FL 34606



**BERKSHIRE
HATHAWAY**
HomeServices
Florida Properties Group
COMMERCIAL DIVISION



For Sale

- Located 1 block west of US-19
- 3 Parcels totaling 5.4± acres
- In process of being rezoned as Commercial
- For sale OR build to suit
- Traffic signal at US-19 intersection for easy access
- Access road connecting several points of interest
- Corner site with high visibility
- 40,500 AADT on nearby US-19
- Sale Price: \$2,990,000



Randy Woodruff, CPA
Commercial Associate
352-585-3841
rwoodruff@bhhsflpg.com

Awarded #2 Producing Berkshire Hathaway Commercial Real Estate Company 2019

Teamwork | Integrity | Passion | Excellence

4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609 | 7916 Evolutions Way, Suite 210, Trinity, FL 34655

PETITION TO STOP REZONING OF LAND AT THE ENTERANCE OF REGENCY OAKS COMMUNITY

There is a proposed rezoning request change from PDP (SF) /Planned development project (single family) to PDP(GC)/Planned Development Project (General Commercial) for Hernando County Parcel Key 175045, 176669, 545360, 1486831 located on the northeast side of Breakwater Blvd, aprox. 400 feet west of its intersection with US 19 (Commercial Way) at the corner of Frontage Rd and Breakwater—currently a wooded area serving as a buffer to the neighboring residences and provides habitat for wildlife such as gopher tortoises and deer.

Here are a few reasons to OPPOSE the rezoning request: Increased traffic congestion in our neighborhood, an entrance or exit cut directly onto Breakwater Blvd, additional drainage issues with run-off coming into neighborhood and potentially flooding Breakwater, increased noise 24 hours a day 7 days a week with no buffer, lighting of the area causing sleep interruption, increased transients with potential for increased crime, food restaurant with the potential of an order box operating early in the morning/late at night, loss of revenue from clubhouse rentals, plus many more reasons!

If this request is approved, it may affect your quality of life as well as property values/rental income for homeowners! Property owners and residents OPPOSE this request.

NAME (PRINT)

ADDRESS

Signature

YVONNE A. NELSON

7280 Parkway Dr SE HI

Yvonne A Nelson

Bryan Thomas

4360 Gaston St.

Bryan Thomas

Rita Thomas

4360 Gaston St.

Rita Thomas

Helen Price

5105 Carnation Ct.

Helen Price



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NAME (PRINT)	ADDRESS	Signature
Leslie Colyer Brown	7272 Staghorn Dr	[Signature]
Track Guernon	7264 Staghorn Dr.	[Signature]
William Guernon	7264 Staghorn Dr.	[Signature]
Lauren Hunstein	7256 Staghorn Drive	[Signature]
Helen Bebout	7241 Staghorn Dr	Helen Bebout
Kevin Bebout	7241 Staghorn Dr	Kevin Bebout
Charles BeBout	7241 Staghorn Dr	BeBout
Amy Davis	7224 Staghorn Dr.	Amy Davis
Louisa Wright	7232 Staghorn Drive	Louisa Wright
CHRISTOPHER WRIGHT	" "	Christopher Wright

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NAME (PRINT)

ADDRESS

Tina M. Powers

5014 Plumosa St. Spring Hill

Signature
Tina M. Powers

Richard Powers

5014 Plumosa St Spring Hill

[Signature]

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NAME (PRINT)	ADDRESS	Signature
SAL DISTEFANO	5088 OYSTER CT	<i>[Signature]</i>
WILLIAM PEARCE	5077 OYSTER	<i>[Signature]</i>
MARY PEARCE	5077 OYSTER CT	<i>[Signature]</i>
RICHARD FUSCH	5087 OYSTER CT	<i>[Signature]</i>
Michael Joyce	5097 Oyster Ct	<i>[Signature]</i>
MATTHEW EDDY	5152 Panther DR.	<i>[Signature]</i>
ELAINE GEORGE	5165 PANTHER DR	<i>[Signature]</i>
SCOTT BEACH	5068 Panther DR	<i>[Signature]</i>
Bonnie Eddy	5152 Panther DR.	<i>[Signature]</i>
RON GEORGE	5165 PANTHER DR	<i>[Signature]</i>
RANDY LAKIN	5149 PANTHER DR.	<i>[Signature]</i>
Bobby SPIVEY	5131 PANTHER DR	<i>[Signature]</i>
William ZRICKSON	1221 Anhinga Ct.	<i>[Signature]</i>
MAY GRACE ZENA	7243 Anhinga Ct	<i>[Signature]</i>
Karen Greene	7244 Anhinga Ct	<i>[Signature]</i>

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NAME (PRINT)	ADDRESS	Signature
Cherie Beckley / GRAY	7352 FLYWAY DR.	Cherie Beckley
Terri Whelan	7323 Flyway Dr	Terri Whelan
Louis Eacobacci	7292 Flyway DR	Louis Eacobacci
Scott Fenn	7323 Flyway	Scott Fenn
Marjorie Blackman	7291 Flyweg drive	Marjorie Blackman
John Folkin	5002 Breakwater Blvd	John Folkin
PATRICIA RYANS-HAWKINS	5018 BREAKWATER	Patricia Ryans-Hawkins
WALTER L. HAWKINS	5018 BREAKWATER BLVD	Walter L. Hawkins
John H. Smith	5026 BREAKWATER BLVD	John H. Smith
JOHANNA SMITH	5026 Breakwater Blvd	Johanna Smith
Brian Hess	5034 Breakwater Blvd.	Brian Hess
JASON HAYE	5013 Breakwater Blvd.	Jason Hays
Antonia Arcer	5183 Panther Drive	Antonia Arcer
Kayla Ramirez	5177 Panther drive	Kayla Ramirez
Alexis Warner	5028 Oyster Ct	Alexis Warner

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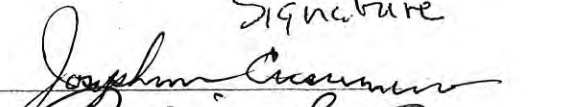

NAME (PRINT)	ADDRESS	Signature
John French	7268 Flyway Dr.	John French
Janet French	7268 Flyway Dr.	Janet French
Jeaneane Keller	7317 Botanical Dr	Jeaneane Keller
	7323 Botanical	Jeaneane Keller
SHELIA DUNHAM	7332 Botanical	Shelia Dunham
RYSZARD KOPYSIYNSKI	7337 BOTANICAL DR.	R. Dun
Manuel Espinoza, Jr.	7350 Botanical Dr.	M. Espinoza
Willard R Hill	7353 Botanical Dr	Willard Hill
Kathryn Kathorn	7356 Botanical Dr	S.H. Kathorn
Donny J. Keller	7317 Botanical Dr.	Donny J. Keller
Natalie Kramer	7359 Botanical Dr.	Natalie Kramer
Kendall Kramer	7359 Botanical	Kendall Kramer
Chenell O'Donnell	7368 Botanical Dr	Chenell O'Donnell
Zenaida Amador	7374 Botanical Drive	Zenaida Amador
Carlos Rojas	7374 Botanical Drive	Carlos Rojas

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NAME (PRINT)	ADDRESS	Signature
Josephine Cusumano	7228 Anhinga CRT	
BELINDA L McBRIDE	7256 FIYWAY DR.	

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NAME (PRINT)	ADDRESS	Signature
Norma Lopez	4469 PLUMOSA	<i>Norma Lopez</i>
Faron Mack	4466 Plumosa St	<i>Faron Mack</i>
Jeanette Colon	4457 plumosa st	<i>Jeanette Colon</i>
Michele BAEZ	4445 PLUMOSA ST	<i>Michele Baez</i>
Juan Scurra	443 PLUMOSA ST	<i>Juan Scurra</i>
Maurice Zapina	7292 Pindo Palm Ct	<i>Maurice Zapina</i>
Spero Zapina	7292 Pindo Palm Ct	<i>Spero Zapina</i>
Mary Ann Bonometti	4473 Plumosa St Spring Hill	<i>Mary Ann Bonometti</i>
ROBERT MENDES	5127 SILHOUETTE CT Spring Hill	<i>Robert Mendes</i>
Linda Larsen	7404 Cool Breeze Ct SH, FL 34607	<i>Linda Larsen</i>
Tim Mazzoni	7421 cool breeze ct Spring Hill	<i>Tim Mazzoni</i>
Jennifer Kufner	5071 PLUMOSA St, Spring Hill	<i>Jennifer Kufner</i>
Harold Covert	4453 Plumosa St Spring Hill, FL 34607	<i>Harold Covert</i>
J. J. Santora	7378 Aloe Dr. Spring Hill 34607	<i>J. J. Santora</i>
Nancy Shuster	7360 Aloe Dr. Spring Hill 34607	<i>Nancy Shuster</i>

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NAME (PRINT)	ADDRESS	Signature
Robert BRUNEM	7372 Aloe Dr.	Robert Brunem
Jan Badolato	5138 Chameleon Ct	Jan Badolato
Joe FEMIN	5138 CHAMELEON ST	Joe Femia
Belinda McGrew	7442 Aloe Dr.	Belinda McGrew
Karen Paulini	5006 Plumosa St	Karen Paulini
Chet Paulini	5006 Plumosa St	Chet Paulini
Gary R. Duff	5052 Plumosa St	Gary R. Duff
Karen Kayal	4474 Plumosa St	Karen Kayal
Alexandria Delgado	4402 plumosa st	Alexandria Delgado
Richard Seaman	4402 plumosa st.	Richard Seaman
Sandra Medeiros	4429 Plumosa St	Sandra Medeiros
Christine Medeiros	4429 Plumosa St	Christine Medeiros
Lisamarie Vecchiollo	5131 Plumosa St	Lisamarie Vecchiollo
Pamela Vecchiollo	5131 Plumosa St.	Pamela Vecchiollo
Leonard Vecchiollo	7207 Aloe Dr.	Leonard Vecchiollo

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NAME (PRINT)	ADDRESS	Signature
Barbara Albansky	5115 Plumosa St	Barbara Albansky
Otan Albansky	5115 Plumosa St	Otan Albansky
James Caldwell	7345 Aloe Dr.	James Caldwell
Yereth Amaral	7336 Aloe Dr.	Yereth Amaral
BARBARA MARTIN	7336 Aloe Dr.	Barbara Martin
Seth Amaral	7336 Aloe Dr.	Seth Amaral
BOB E. MARTIN	7336 Aloe Dr.	Bob E. Martin
Yantza Guvora	7330 Aloe Dr.	Yantza Guvora
Tricia Fehr	7322 Aloe Dr.	Tricia Fehr
Sharon Marshall	7322 Aloe Dr.	Sharon Marshall
Wayne Jackson	7329 Botanical Dr	Wayne Jackson
Pam Jackson	7329 Botanical Dr	Pam Jackson
Crystal Whitehouse	7329 Botanical Dr.	Crystal Whitehouse
Gudys Dalhaus	7338 BOTANICAL	Gudys Dalhaus
[Signature]	7341 Botanical	[Signature]

PETITION TO STOP REZONING OF LAND AT THE ENTERANCE OF REGENCY OAKS COMMUNITY

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If this request is approved, it may affect your quality of life as well as property values/rental income for homeowners! Property owners and residents OPPOSE this request.

NAME (PRINT)	ADDRESS	Signature
Donald D. Agostino	7395 Botanical Dr	Donald Agostino
Timothy Marquart	7389 Botanical Dr	Timothy Marquart
DAVE Kwiatkowski	7380 Botanical Dr	Dave Kwiatkowski
Tracey Kwiatkowski	7380 "	Tracey Kwiatkowski
Lindsey Marquart	7389 Botanical Dr	Lindsey Marquart
BRIAN MARQUART	7389 BOTANICAL DR.	Brian Marquart

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NAME (PRINT)

ADDRESS

Signature

DEBRA ESPINOSA 7350 BOTANICAL DR. Debra Espinosa

TANISHA A. ROJAS 7374 Botanical Drive Tanisha Rojas

TASHIANY A. ROJAS 7374 Botanical Drive Tashiany Rojas

Gwendolyn Williams 7383 Botanical Gwendolyn Williams

ALAN WILLIAMS 7383 Botanical alan williams

Tarin Ferrill 5128 Silhouette Ct Tarin Ferrill

Matt Ferrill 5128 Silhouette Ct Matt Ferrill

Debra D'Amico 5134 silhouette Debra D'Amico

Patricia Smith 5134 silhouette Patricia Smith

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NAME (PRINT)	ADDRESS	Signature
MARK WEINER	5114 SILHOUETTE CT	Mark Weiner
Rachelle Weiner	5114 Silhouette Ct	Rachelle C. Weiner
Victor Farrelli	7376 Aloe Drive	Victor Farrelli
JOSE NUÑEZ	7384 ALOE DR	Jose Nuñez
Kevin Neely	5111 Chameleon Ct	Kevin Neely
OTESTIRAS	5135 Chameleon Ct	O Testiras
Dale Strickler	5139 Chameleon Ct.	Dale H. Strickler
Dalia & Maria Cruz	5145 Chameleon Ct.	Dalia & Maria Cruz
Robert Cruz		
Maria J. Gallo	5124 Chameleon Ct.	Maria J. Gallo
Jill	5118 Chameleon Ct	Jill
Connie Alexander	5112 Chameleon Ct	Connie Alexander
Jessica Evans	7451 Aloe Dr Sp. 5 H. 111	Jessica Evans 34607
Charlie	4494 Plumosa St	Charlie 34607
	4441 Pluma St.	

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NAME (PRINT)

ADDRESS

Spring Hill

Signature

Tina Stubblefield

5119 Silhouette Ct.

Tina Stubblefield

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NAME (PRINT)	ADDRESS	Signature
Frank Zappia	5113 Silhouette Ct Spring Hill FL 34607	Frank Zappia
Patricia Zappia	5113 Silhouette Ct Spring Hill 34607	Patricia Zappia
EDWIN D HALLOCK JR	5106 AROMATIC CT	Edwin D Hallock
JOHN BARBATO	7255 Aloe Dr Sp H 11	J Barbato
Sharon Peterson	5108 Silhouette Ct. Spring Hill	Sharon Peterson
Zackery Barnwell	7364 Flyway Dr	Zack Barnwell
CHARLES W REAS	7384 FLYWAY DR.	Charles W Reas
Debbie Zappia	5113 Silhouette Ct	Debbie Zappia
Celia Santos	5107 Silhouette Ct	C Santos
Sue R. Stett	5133 Silhouette Ct	Sue R Stett
DEBORAH IMPERIALE	5142 Silhouette Ct	D Imperiale
Joseph J Imperiale	5142 Silhouette Ct	J Imperiale
Michael Nicosia	5122 Silhouette Ct	M. Nicosia
Tiffany NICOSIA	5122 Silhouette Ct	Tiffany Nicosia
Michael Stubblefield	5119 Silhouette Ct	Michael Stubble

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NAME (PRINT)	ADDRESS	Signature
Lydia Donato	7288 Pindo Palm CT	Lydia Donato
Patricia DONATO	7288 Pindo Palm Ct	Patricia Donato
Cosmo Donato Jr.	7288 Pindo Palm Ct.	Cosmo Donato Jr.
JAVIER MORGAN	7289 PINDO PALM CT	Javier
ELENA MORGAN	7289 PINDO PALM CT	Elena
Helen Russ	7284 Pindo Palm Ct.	Helen Russ
Walter Russ	7284 Pindo Palm Ct.	Walter Russ
Ricardo OSORIO	7293 Pindo Palm Ct.	Ricardo Osorio
JON CARAN	7281 PINDO PALM CT.	Jon
PATRICIA CARAN	7281 PINDO PALM CT.	Patricia Caran
MICHAEL NADEAU	4437 Plumosa ST	Michael Nadeau
Cosmo DONATO D	7288 Pindo Palm Ct	Cosmo Donato D
Richard H. Polen	4408 Plumosa Ct	Richard H. Polen
William Johnson	4446 Plumosa St	William Johnson
Naruni L'Etay	4397 Plumosa St.	Naruni L'Etay

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NAME (PRINT)	ADDRESS	Signature
Lee Sente	5060 CARNATION CT.	Lee Sente
JOHN SENTE	" " "	John Sente
William Jackson	5104 Carnation CT	William Jackson
JULIA JACKSON	" " "	Julia Jackson
Peter GALLAGHER	5120 CARN.	Peter Gallagher
ANGURCA MONALES	5123 Carnation CT	Angurca Monales
Jean Rodriguez	5121 Carnation Ct	Jean Rodriguez
Heinz Goetz	5064 Carnation	Heinz Goetz
JONEL MAGDA	7242 ALOE DR	Jonel Magda
ELENIA MAGDA		
KEVIN BROWNE	7241 ACOE DR	Kevin Browne
Barb Johnson	4441 Plumosa ST	Barb Johnson
Barbara Lotay	4347 Plumosa St.	Barbara Lotay

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NAME (PRINT)	ADDRESS	Signature
ELAINE HALLOCK	5106 AROMATIC CT	Elaine Hallock
EDWIN D. HALLOCK	5106 AROMATIC CT	Edwin D. Hallock Sr
Leslieann Moore	5114 Aromatic Ct	Leslieann Moore
Bruce H Moore	5114 Aromatic Ct	Bruce H Moore
Diane L Praino	5088 Carnation Ct.	Diane L. Praino
Peter V Praino	5088 Carnation Ct.	Peter V Praino
SUSAN BROCK	5097 OYSTER CT	Susan Brock
WALLACE McIVER	5063 BREAKWATER BLVD	Wallace McIver
David Stamps	5097 CARNATION CT.	David Stamps
Tonya Stamps	5097 CARNATION CT	Tonya Stamps
ED GARGIULO	5072 CARNATION CT	Ed Gargiulo
Linda GARGIULO	5072 CARNATION CT	Linda Gargiulo

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NAME (PRINT)	ADDRESS	Signature
Anne O'Dell	5038 Heavenly Ct, S.H.	Anne O'Dell
Carolyn Pina	5046 Heavenly Ct, S.H.	Carolyn Pina
Rashad A. Bristol	5047 Heavenly Ct	Rashad A. Bristol
Donna Hynoski	5049 Gaston St	Donna Hynoski
STAN HYNOSKI	5049 GASTON ST	Stan Hynoski
Andrew Mobsby	5050 Gaston St	Andrew Mobsby
Sarah Turner	5050 Gaston St	Sarah Turner
Marti Covert	4453 Plumosa St.	Marti Covert
ROBERT KING	4487 PLUMOSA ST	Robert King
Amanda Leon	5030 Heavenly Ct.	Amanda Leon
Shawn Bryan	5030 Heavenly Ct	Shawn Bryan
Kathleen Ploskonka	5125 Panther Dr.	Kathleen Ploskonka
Tracie Ploskonka	5125 Panther Dr.	Tracie Ploskonka

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NAME (PRINT)	ADDRESS	Signature
Denise Giannella	5141 PLUMOSA ST.	Denise Giannella
Domenico Giannella	5141 PLUMOSA ST.	Domenico Giannella
Janice Johnson	5075 Plumosa St.	Janice Johnson
Chris Johnson	5075 Plumosa St	Chris Johnson
CLYDE LINDBERGH	7315 FLYWAY	Clyde Lindbergh
LINDA BAYARD	5005 BREAKWATER BLVD.	Linda Bayard
DAVID BAYARD	5005 BREAKWATER BLVD	David Bayard
Rachael Gargano	5005 Breakwater Blvd	Rachael Gargano
Lorraine Stockley	4407 Gaston St	Lorraine Stockley
LINDA PERES	4408 GASTON ST	Linda Peres
KAREN BRODIE	4408 GASTON ST	Karen Brodie



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NAME (PRINT)

ADDRESS

Signature

ANGELA GEOFFRION	7428 Flyway Dr. Spring Hill	Angela Geoffrion
Randy Bolmer	7428 Flyway Dr. Spring Hill	Randy Bolmer
Jeff Garity	7428 Flyway Dr Spring Hill	Jeff Garity
Graham GMM	4326 PLUMOSA ST SPRING HILL	Graham GMM
Kir Holt	- " - - " - "	Kir Holt
Stanley Loring	7439 Flyway Dr Spring Hill	Stanley Loring
Joseph Caputo	7279 Flyway Dr. Spring Hill, Fl.	Joseph Caputo
Lisa Caputo	7279 Flyway Dr Spring Hill	Lisa Caputo
ARDITH MENDES	5127 SILHOUETTE CT	Ardith Mendes
MATTHEW KALINOSKI	7428 Cool Breeze Ct	Matthew Kalinoski
GEORGE HAYNES	7444 COOL BREEZE CT	George Haynes
BOB HAYNES	Amiliv McVicker	Bob Haynes
Dennis Gates	5121 Pacific Ave	Dennis Gates
TAMMI LORING	7439 Flyway Dr Spring Hill	Tammi Loring
Julie Martin	7439 Flyway Drive Spring Hill	Julie Martin

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NAME (PRINT)

ADDRESS

Signature

Ragnel Hemi Itz 7447 Flyway Dr Spring Hill FL 34607



Jacqueline Gariepy 7428 Flyway Dr Spring Hill FL 34607



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NAME (PRINT)

ADDRESS

Signature

Vanessa Valdez Jimenez 7423 Flyway Dr
341607



Multiple horizontal lines for additional entries.

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NAME (PRINT)

ADDRESS

Signature

Charlotte Martin	5109 Panther Dr	Charlotte Martin
LORENZO POULIOT JR.	5117 PANTHER DR.	Lorenzo Pouliot Jr.
RUTH M POULIOT	5117 PANTHER DR.	Ruth M. Pouliot
Mare Repicky	5099 PANTHER DR.	Mare Repicky
MICHAEL A. SPECHT	5092 PANTHER DR.	Michael A. Specht
Betty Kubilus	5104 PANTHER DR.	Betty Kubilus
Joseph Kubilus	5104 Panther Dr	Joseph Kubilus
JOSEPH S. KUBILUS	5104 PANTHER DR.	Joseph S. Kubilus

ENTRANCE

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NAME (PRINT)

ADDRESS

Signature

Diane Mentalewicz 7218 Aloe Dr Sp Hill, FL Diane Mentalewicz

Joe Mentalewicz 7218 Aloe Dr Sp Hill, FL Joe Mentalewicz

Multiple horizontal lines for additional entries.

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NAME (PRINT)	ADDRESS	Signature
Amy Pittsley	4413 Plumbago Ct	amy pittsley
Robert Pittsley	4413 Plumbago Ct	Robert Pittsley
Michelle Gonzalez	4417 Plumbago Ct	Michelle Gonzalez
Julian Gonzalez	4417 PLUMBAGO CT	Julian B. Gonzalez
JUNETTE HOLMES	4416 PLUMBAGO CT	Junette Holmes
Cheryl Smith	4409 Plumbago	Cheryl Smith
Stacey Royer	4412 Plumbago Ct	Stacey Royer
BRIAN MEDWATZ	4412 PLUMBAGO CT	Brian Medwatz

PETITION TO STOP REZONING OF LAND AT THE ENTERANCE OF REGENCY OAKS COMMUNITY

There is a proposed rezoning request change from PDP (SF) /Planned development project (single family) to PDP(GC)/Planned Development Project (General Commercial) for Hernando County, Parcel Key 175045, 176669, 545360, 1486831 located on the northeast side of Breakwater Blvd, aprox. 400 feet west of its intersection with US 19 (Commercial Way) at the corner of Frontage Rd and Breakwater—currently a wooded area serving as a buffer to the neighboring residences and provides habitat for wildlife such as gopher tortoises and deer.

Here are a few reasons to OPPOSE the rezoning request: Increased traffic congestion in our neighborhood, an entrance or exit cut directly onto Breakwater Blvd, additional drainage issues with run-off coming into neighborhood and potentially flooding Breakwater, increased noise 24 hours a day 7 days a week with no buffer, lighting of the area causing sleep interruption, increased transients with potential for increased crime, food restaurant with the potential of an order box operating early in the morning/late at night, loss of revenue from clubhouse rentals, plus many more reasons!

If this request is approved, it may affect your quality of life as well as property values/rental income for homeowners! Property owners and residents OPPOSE this request.

NAME (PRINT)	ADDRESS	Signature
MICHAEL MORELLI	5070 BREAKWATER BLVD	Michael Morelli
Theresa Morelli	5070 BREAKWATER BLVD	Theresa A Morelli
Michael Saxton	5085 BREAKWATER BLVD	AM
Nancy Sexton	5085 Breakwater Blvd	Nancy Sexton
Edward J Farrey	5059 BREAKWATER BLVD	Edward J Farrey
EDWARD J FARREY	5059 BREAKWATER BLVD	Edward J Farrey
Sasha Cortes	5075 Breakwater Blvd	Sasha Cortes
Edwin Gross	5075 Breakwater Blvd	Edwin Gross
MARIANNA TILLENUS	5062 BREAKWATER BLVD	Marianne Tilenius
Alfred Lyman	5078 Breakwater Blvd	Alfred Lyman
Alexander Salgado	5086 Breakwater Blvd	Alexander Salgado
Charlette Salgado	5086 Breakwater Blvd	Charlette Salgado
Jane Lou Cimmino	5093 Breakwater Blvd	Jane Lou Cimmino
Arley Cimmino	5093 Breakwater Blvd	Arley Cimmino

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NAME (PRINT)	ADDRESS	Signature
ROSALIE NEWSOME	5146 AROMATIC CT, SPRING HILL	Rosalie Newsome
RICHARD NEWSOME	5146 AROMATIC CT. S.H.	Richard Newsome
Caitlin Byrne	5124 Aromatic Ct SH	Caitlin Byrne
Michael Weckesser	5124 Aromatic Ct SH	Michael Weckesser
Vicky Terry	5120 Aromatic Ct. Spring Hill	Vicky Terry
Cary Terry	5120 Aromatic Ct. Spring Hill	Cary Terry
Alexandra Kukich	5113 Aromatic Ct Spring Hill	Alexandra Kukich
MARK KITO	5127 AROMATIC CT.	Mark Kito

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NAME (PRINT)

ADDRESS

Signature

JoAnn Dambrosio	5116 Eclipse Ct	
Frank Dambrosio	5116 Eclipse Ct	
Marion Zerbinos	5109 Eclipse Ct	
Madelyn I. Barclay	5110 Eclipse Ct.	
Carolyn Maynard	4436 Gaston St	
Iris Velez	5130 Eclipse Ct	
Ruth Tolson	5125 Eclipse Ct	
ERIC BORAK	5125 Eclipse Ct	
Jynn Fortson	5140 Eclipse Ct.	
Ellie Wood	5140 Eclipse Ct.	
David Bute	5115 Eclipse Ct.	
Ann Bute	5115 Eclipse Ct	

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NAME (PRINT)	ADDRESS	Signature
Barbara Mendes	7413 Cool Breeze Ct.	Barbara Mendes
Joseph Mendes	7413 Cool Breeze Ct	Joseph Mendes

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NAME (PRINT)	ADDRESS	Signature
Jay V Walters	7420 Cool Breeze Ct	Jay Walters
Maureen Taurisani	7445 Cool Breeze Ct	Maureen Taurisani
Rocco Taurisani	7445 Cool Breeze Ct	Rocco Taurisani
Linda Hernandez	7399 Botanical Dr.	Linda Hernandez
Juan Hernandez	7399 Botanical Dr.	Juan Hernandez
Carmen Alvarez	7407 Flyway Dr	Carmen Alvarez
Jose F Alvarez	7407 Flyway Dr	Jose F Alvarez
Frank A Sousa	7431 Flyway Dr	Frank A Sousa
Benjamin Larison	5065 Plumosa Street	Benjamin Larison
Maria Larison	5065 Plumosa Street	Maria Larison
Suzie B. Blain	7412 COOL BREEZE	Suzie B. Blain
Cathy Blain	7412 COOL BREEZE	Cathy Blain
JULIE & PAUL THOMPSON	7437 COOL BREEZE CT	Paul Th
Joy Pistelli	7450 ALGER DR	Joy Pistelli
Judith Pistelli	" "	Judith Pistelli
Lora Aguer	7457 ALGER DR	Lora Aguer

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